

COUNCIL MEETING OF JULY 5, 2011

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CALL TO ORDER

The regular meeting of the Bellefonte Borough Council was called to order at 8:00 p.m. by Council Chair Frank Halderman in the Bellefonte Borough Municipal Building.

Pledge of Allegiance:

Following the Pledge of Allegiance, Council remained standing for a moment of silence.

ROLL CALL

Members Present: Wilson, Dainty, Taylor, Provan, Halderman

Members Excused: Schneider, Beigle, DeCusati, Dunne,

Officials Present: Ralph Stewart, Borough Manager
Don Holderman, Assistant Borough Manager
Mayor Stanley Goldman

Staff Present: Dallas Gallo

Guests: Vince Romanini, Ray Harrison, Glenn Ripka, Fred Koch, Andy Haines,

APPROVAL OF MINUTES

Ms. Dainty made a motion to approve the minutes of the Bellefonte Borough Council meeting of June 20, 2011. Mr. Wilson seconded the motion. A voice vote was unanimous to approve the minutes as presented.

COMMUNICATIONS

WRITTEN

- A letter from Robert L. Pierce, Manager, Pennsylvania Department of Labor & Industry providing notice of approval for the Application for Certification Renewal of the Workplace Safety Committee effective July 31, 2011. This will result in a 5% reduction in worker's compensation insurance.

- A letter from Fred Koch, Secretary, Veterans Assistance Fund (Centre County) requesting permission to conduct a 5M/5K race on Sunday, November 6, 2011 using the same course as was used previously. The race will begin at 1:00 PM and will end and clean-up will be completed by 4:00 PM.

Mr. Provan made a motion to approve this request as submitted. Ms. Dainty seconded the motion. Mr. Koch informed Council that the Fire Police and Bellefonte EMS were contacted as well as many volunteers to man the race course. A voice vote was unanimous.

ORAL

- A letter from Andrew S. Haines, Vice President, S&A Homes, in regards to Beaver Heights Townhomes (aka Beaver Farms Phase 2) classification. Mr. Gallo highlighted a portion of the Council minutes of September 8, 2009. In the paragraph it discusses coming back to Council as far as any variation on the acceptance that evening. The project is progressing very well and is virtually finished. Mr. Gallo needs to do his final inspection on the outside of the property. Two of the buildings have been inspected for rental (Building #1 & Building #3) and were approved per Council on a Temporary Occupancy Permit. Mr. Gallo anticipates completing inspection of the entire project this week and that will be followed up with the final code inspection on Building #2 & Building #4.

Mr. Haines addressed Council. He stated when they came to Council regarding the Land Development Plan in 2009 there were many questions regarding the type of financing they were using. The financier being used is Housing Tax Credits that are received from the State through the Federal Government. Those are then sold to investors. The equity from the investors helps to pay for the construction of the development. The requirement is that everybody that lives in the four unit new development must be under the income of 60% of the area median income. For Centre County that is approximately \$38,000.00 depending on the family size. It is targeted towards affordable families. The rents are not based on the person's income, but are flat rates that are set based on that 60% area median income. With the old Beaver Farms' (Section 8) it is based on the person's income. All the rents range from four units at \$167.00; approximately 15 units at \$584.00; ten units at \$602.00; a few four-bedroom units at \$740.00 per month. The Housing Authority is managing the property. There are eighteen units occupied or ready to be occupied. Since a letter sent on June 16th there were 48 applicants and 13 have been approved. A lot of people were turned away because they couldn't afford the rent; they had bad credit; they had criminal records that didn't apply through the standards; or they just weren't interested. The tenants pay their own gas, electricity, and cable. The rent includes the water, sewer and trash.

Two years ago one of the questions was how many project based vouchers (Section 8 Vouchers). At the time it was decided to do four project based vouchers, which means they stay with the project. This project has a lot of interest from Section 8 vouchers. A lot of the 48 people that came in had their own Section 8 vouchers. As part of the financing if someone comes in with an individual Section 8 voucher and they pass all the criminal checks, credit checks and background checks they cannot be denied housing. Eighty percent of the 48 people that were turned down couldn't afford the rent. The average income of people moving into the project is \$28,000.00. Most of the residents already live in the Borough.

Council thanked Mr. Haines for coming to the meeting.

SPECIAL COMMITTEE REPORTS

- None.

MAYOR'S REPORT

- Mayor Goldman had no report.

OFFICE OF COMMUNITY AFFAIRS

ZONING/PLANNING

CERTIFICATES OF APPROPRIATENESS

- 1) 121 South Allegheny Street – reinstall hanging sign for Victorian Rose at new location. Also either 1) install a larger flat sign in the current color scheme on the upper façade of the building to cover the existing damaged area, 2) install a new awning in the red color of the old awning that is the correct width for the new building, 3) install the old awning at a lower height than was proposed and have the property owner repair the façade above.
- 2) 125 North Allegheny Street – replace five (5) windows on second floor of front (east) façade and three (3) windows on the south façade. Windows are to be aluminum clad wood windows, six-over-six double-hung, and in an almond color, to match existing historic windows.
- 3) 142 East Curtin Street – install black aluminum fence around perimeter of back yard.
- 4) 245 West Linn Street – authorize Historic Preservation Consultant to approve new color scheme for house, to be a minimal change from off-white, gray and red to beige, gray and dark blue.

Ms. Dainty made a motion to approve all four Certificates of Appropriateness. Mr. Wilson seconded the motion. A voice vote was unanimous.

- The June 28, 2011 HARB meeting minutes are in the packet for review.

COMMITTEES

Building & Property – There was no report.

Finance and Government Performance – Ms. Dainty made a motion to appoint Rodney Beard as Special Council, who is serving as solicitor for the IDA and then would serve as a special solicitor with Council for the IDA project. Mr. Provan seconded the motion. A voice vote was unanimous.

Park & Recreation – Mr. Taylor reported that he, Mr. Wilson, and Mrs. Dunne met to determine a location for the Girl Scouts Peace Pole. They feel a good location would be in Talleyrand Park across the suspension bridge where one path leads to the statue and the other path goes to the park. That location is visible from the road. The Girl Scouts will pay for the pole but request that the Borough Crew would embed it 16” – 18” in the ground.

Mr. Taylor made a motion to approve the determined location and that the Borough Crew would install the pole. Ms. Dainty seconded the motion. Ms. Dainty feels that would be a nice use of that space. Mr. Stewart will check with public works to be sure there are no utilities in that location. A voice vote was unanimous.

-Mr. Wilson noticed that there are over 300 ducks at the park and feels perhaps a relocation may be necessary in the future.

Human Resources – Mr. Provan made a motion to appoint Gregory J. Thal as a member of the Authority to replace Mr. Jason Brown when he leaves his position. Ms. Dainty seconded the motion. A voice vote was unanimous.

Mr. Halderman requested that Mr. Jason Brown be sent a letter of appreciation.

Safety – Mr. Wilson made a motion to approve the 2011 Sidewalk Repair List. Mr. Provan seconded the motion. A voice vote was unanimous.

Water/Sanitation – Mr. Stewart reported the Authority held a special meeting on Wednesday, June 28th. The purpose of the meeting was to hear presentations from two energy savings companies to provide energy savings type of work in the operations of the water system and the sewer system. The Authority is going to negotiate an agreement with one of those companies. Council will be kept updated on the progress. The company guarantees a specific amount of savings.

Streets – There was no report.

Energy & Environmental Conservation – There was no report.

TICKET EXONERATIONS

- Ms. Dainty made a motion to approve the ticket exonerations. Mr. Wilson seconded the motion. A voice vote was unanimous.

OLD BUSINESS

- Mr. Stewart stated there was not much to report in regard to the Cadillac Building. Mr. Scott Haranin will get back to Mr. Stewart after he discusses the issue with his father. Mr. Stewart also reported on the ABCD Special Meeting where they discussed the possibility of consolidating some duplicative efforts.

NEW BUSINESS

- Mr. Stewart reported there was a vehicle accident in a residential neighborhood a few weeks ago. He contacted PennDOT to get the latest information on the STOP sign warrants and the Speed Limit warrants. The information is in the packets for review. He did clarify that even though they are local streets all PennDOT guidelines apply before placing any STOP signs or before changing any speed limits.

If a study was conducted and it was determined that people were driving faster than the speed limit they may just increase the speed limit. Mr. Wilson doesn't feel the speed limits need increased but the speed limit needs to be enforced. Chief Weaver stated they are trying to enforce the speed limit.

Ms. Dainty reported there is a STOP sign on Cherry Lane and Badger that many cars don't stop at. She is concerned because there are many children that play on the road.

Mr. Stewart will have Chief Weaver explain the vehicle code to Council.

- Ms. Dainty made a motion to cancel the August 15th Council meeting. Mr. Taylor seconded the motion. A voice vote was unanimous.

- The bids for the project on Water Street/Phoenix Avenue came in high so the engineers are going to re-evaluate the project.

- The Ingram's Market project is progressing. Triangle Lane is not a thoroughfare, but the properties there have access to that road. It is a public road that is maintained by the Borough. The neighbors questioned whether the Ingram property would have access to that road from the rear of their property. Because it is a public road they would have access to it.

ADJOURNMENT

- With no other business to come before Council Ms. Dainty made a motion to adjourn the meeting of July 5, 2011 at 8:45 PM. Mr. Wilson seconded the motion. A voice vote was unanimous.